

15th August 2025

Town of Victoria Park  
99 Shepperton Road,  
Victoria Park WA 6100



To whom it may concern,

**RE: (#222A) Rutland Avenue, Carlisle,**

Please find the following justifications for the lodged development application in reference to the above site address, for the Town of Victoria Park consideration;

Residential Zoned: **R30**

**LPP 25 – Proposed reduced 6m average setback;**

- The proposed front setback of the dwelling has been proposed to create effective use of available space on the lot while also assisting in providing further security and privacy for the proposed residence.
- Locating the dwelling closer to the front lot boundary maximises the use of available land improving the proposed outdoor living spaces / open space, which enhances the livable amenities of the proposed dwellings as a result.
- The proposed streets etback as been designed and setback in accorance with an R30 zoning per the residential design codes of WA and is compliance with street setback requirements and landscaping requirements within the street setback.
- Very little shadow will be cast on to the neighbour due to the solar orientation of the lot and will not directly affect any existing outdoor living spaces. This means that the adjacent neighbour is not adversely affected through loss of amenities by loss of solar access namely to any existing outdoor living spaces based on the requirements of '5.4.2 solar access for adjoining sites' from the residential design codes of WA.

**LPP25 – Proposed roof pitch of 15°9' in lieu of 25°;**

- The proposed dwelling has been designed to maximise articulation through the use of varying built forms, and materials. This ensures that the building bulk is minimised and will in turn enhance the streetscape rather than detract from. Increasing the roof pitch by a further 10° will have a negative design outcome both visually and structurally. The designed built form will end up being disproportionate and thus having a negative visual impact o the streetscape.
- The proposed 15° pitch roof is largely concealed form public view and thus the majority of the structure will not Positively enhance the façade and design if increased.
- The design has been created to be sympathetic to the existing streetscape with the creation of strong built forms to enhance the visual appeal and to enhance the streetscape rather than detract.

We trust that the design philosophy and the positive outcome will meet the expectations if the Town and in turn will allow it to grant planning approval for this applicaion. Please feel free to contact the undersigned if further information is required.

Yours Faithfully,

